

## **GLEN HEATON**



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## **12 Cheddar Street, Gorton** Offers Over £190,000









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- Please Quote Ref GH702
- Immaculate Condition Throughout
- Open Plan Living Dining Area 
  Great Links To Manchester
  City Centre
- Four Good Size Bedrooms
- Separate Utility Room

Excellent Local Amenities

Excellent Transport Links









Open Day Saturday 19th April, Call To book Your Time Slot.

Welcome To Cheddar Road, Gorton, A Substantial Four Bedroom Mid Terrace Home.

GROUND FLOOR 495 sq.ft. (46.0 sq.m.) appro 1ST FLOOR 424 sq.ft. (39.4 sq.m.) app KITCHEN 10'8" x 10'3" 3.2m x 3.1m LOUNGE/DINER 25'0" x 14'9" 7.6m x 4.5m 9'3" x 7'6" 2.8m x 2.3m 9'3" x 7'3" 2.8m x 2.2m Energy performance certificate (EPC 18 Augu С 0330-2711-5 Property typ Mid-terrace Total floor area 92 square metres Rules on letting this property ties can be let if they have an energy rating from A to E Energy rating and score The graph shows this property's current and potential energy rating. This property's energy rating is C. It has the potential to be B. Properties get a rating from A (best) and a score. The better the rating and lower your energy bills are likely to be. the average energy rating is D the average energy score is 60

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